



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

June 23, 2025

Benneth Okonkwo
Tender Hearts, Inc.
2708 Oakman Court
Detroit, MI 48238

RE: Application #: AS500418053
Warner Home
27074 Warner Ave
Warren, MI 48092

Dear Mr. Okonkwo:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 6 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 972-9136.

Sincerely,

A handwritten signature in cursive script that reads "Kristine Cilluffo".

Kristine Cilluffo, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 West Grand Blvd Ste 9-100
Detroit, MI 48202
(248) 285-1703

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AS500418053
Applicant Name:	Tender Hearts, Inc.
Applicant Address:	2708 Oakman Court Detroit, MI 48238
Applicant Telephone #:	(248) 240-4413
Administrator/Licensee Designee:	Benneth Okonkwo
Name of Facility:	Warner Home
Facility Address:	27074 Warner Ave Warren, MI 48092
Facility Telephone #:	(313) 915-5719
Application Date:	11/17/2023
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. METHODOLOGY

11/17/2023	Enrollment
11/20/2023	Application Incomplete Letter Sent Requested 1326/RI030 for Ben and AFC100
11/20/2023	PSOR on Address Completed
11/20/2023	Contact - Document Sent Forms sent
12/26/2023	Contact - Document Received AFC100 & 1326/RI030
01/08/2024	Application Incomplete Letter Sent
05/19/2024	Contact - Document Received Received proof of ownership by email from Ben Okonkwo
05/19/2024	Contact - Document Received Received licensing documents by email from Mr. Okonkwo
10/19/2024	Contact - Document Sent Email to Mr. Okonkwo re: additional documents needed for licensure.
02/21/2025	Contact - Document Sent Sent 10 day continued interest letter
03/03/2025	Contact - Telephone call received Received message from applicant; would like to continue process.
03/03/2025	Contact - Document Sent Sent email to applicant with possible dates for onsite inspection
03/03/2025	Contact - Document Sent Emailed Mr. Okonkwo possible dates for inspection
03/13/2025	Contact - Document Sent Email from Mr. Okonkwo. Sent return email.
04/02/2025	Inspection Completed On-site

04/02/2025	Contact - Document Sent Email to Mr. Okonkwo
04/28/2025	Contact - Document Received Received additional licensing documents and pictures from Mr. Okonkwo by email. Sent return email.
05/15/2025	Contact - Telephone call received Received message from Mr. Okonkwo
05/15/2025	Contact - Document Sent Email to Mr. Okonkwo. Received return email.
05/29/2025	Contact- Document Sent Email to Mr. Okonkwo

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

The evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the license of small group facilities (1-6), licensed or proposed to be licensed after 05/24/1924.

A. Physical Description of Facility

Warmer Home is a small adult foster care home located in Warren, MI. The licensee for the home is Tender Hearts, Inc. Benneth Okonkwo will act as the Licensee Designee for the home. Appolonia Okonkwo will act as the Administrator. The home is owned by Tender Hearts Quality Care Services, LLC. and proof of ownership was provided. The home has city water and sewer. The home was previously licensed as an adult foster care home, Victora Homes (AS500082933), from 01/27/1999-07/24/2023.

Warner Home has a capacity of six residents. The home has six bedrooms, kitchen, dining area, living room, leisure room, family room, three bathrooms, loft area and basement. The furnace is in basement with fire door. The exit, bedroom and bathroom doors are equipped with positive latching, non-locking against egress hardware. The living room, dining room, family room and leisure room offer a total of 638 square feet of living space which meets the required 35 square feet of living space for six residents.

The six bedrooms in the home are sized as follows:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	9'7" x 9'5"	90	1
2	7'3" x 18'4"	132	1

3	7'3" x 18'4"	132	1
4	14'11" x 10'4"	154	1
5	6'0" x 14'7"	87.5	1
6	10'3" x 9'10"	100	1

Total capacity: 6

The bedrooms have adequate space, bedding, storage and a window that opens in case of emergency. All of the bedrooms have a chair and a mirror. The refrigerators and freezers are equipped with thermometers. An annual mechanical and plumbing inspection was completed by Cool Tech Comfort Inc on 03/22/2025. During the inspection the home's electrical panel, smoke detectors, water heater and furnace were inspected. The home has a hard-wired smoke detection system with battery backup. There are fire extinguishers located on each floor. The home has a locked cabinet in kitchen for medications. During the onsite inspection, I observed that the home was found to be in substantial compliance with rules pertaining to maintenance and sanitation.

B. Program Description

The Warner home will provide 24-hour care and supervision for up to six residents. The home will provide care to residents with developmental disabilities and/or mental illness. The licensee plans to contract with Macomb County Community Mental Health. There are ramps located in the front and back of the home. The licensee has a van and can provide transportation to residents. Personal care services provided in the home will include assistance with bathing, grooming, dressing, toileting, feeding and laundry. Residents will be encouraged to participate in activities that may include baking and cooking, arts and crafts, watching videos, puzzles and recreational activities in the community.

C. Applicant and Administrator Qualifications

Benneth Okonkwo will act as the licensee designee for the home. Mr. Okonkwo has been fingerprinted. He provided a medical statement and TB test dated 04/14/2025. He has no known physical/mental or health problems that would limit his ability to work with or around dependent adults. Appolonia Okonkwo will act as the administrator for the home. A clearance has been completed for Ms. Okonkwo. She provided a medical statement and TB test dated 04/14/2025. She has no known physical/mental or health problems that would limit her ability to work with or around dependent adults. Mr. and Ms. Okonkwo have been previously approved as a licensee designee and administrator. They currently operate two licensed adult foster care homes in Wayne County, the Schoolcraft Home (AS820389008) opened on 12/03/2018 and Phipps Manor (AS820400485) opened on 10/23/2020. Mr. Okonkwo has a Bachelor of Science degree in Business Administration from Ahmadu Bello University. Ms. Okonkwo has completed courses in Business at Wayne County Community College.

Benneth Okonkwo acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff-to-resident ratio.

Mr. Okonkwo has acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, or direct access to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee's record to demonstrate compliance.

Mr. Okonkwo acknowledged an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee designee can administer medication to residents. In addition, Mr. Okonkwo acknowledged that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Mr. Okonkwo acknowledged his responsibility to obtain all required moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Mr. Okonkwo acknowledged his responsibility to maintain all required documentation in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Mr. Okonkwo acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

Mr. Okonkwo acknowledged his responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home. Mr. Okonkwo will update and complete those forms and obtain new signatures for each resident on an annual basis.

Mr. Okonkwo acknowledged his responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all the documents that are required to be maintained within each resident's file.

Mr. Okonkwo acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. A separate Resident Funds Part II BCAL-2319 form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the

resident's personal money transactions that have been agreed to be managed by the licensee designee.

Mr. Okonkwo acknowledged an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights.

Mr. Okonkwo acknowledged an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Mr. Okonkwo acknowledged his responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Mr. Okonkwo acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

Mr. Okonkwo acknowledged he has a copy of the licensing rules for adult foster care small group homes.

D. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend that the department issue a temporary license to this small group adult foster care home, Warner Home, with a capacity of six (6) residents.

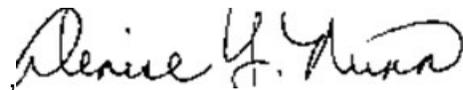


05/29/2025

Kristine Cilluffo
Licensing Consultant

Date

Approved By:



06/23/2025

Denise Y. Nunn
Area Manager

Date